

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Ted Jenneskens
22946 SE 53rd Street
Issaquah, WA 98029

Al Erickson
1670 Brookside Drive SE
Issaquah, WA 98027

PROJECT: **Croston Lane Short Plat**

APPLICATION: **Short Plat: SP14-00003**

DATE OF DECISION: **April 29, 2015**

REQUEST: Subdivide a 46,985 square foot (1.08 acre) parcel into four single family residential lots, each lot 8,710 SF in area. Proposal includes two (2) tracts: Tract A (stormwater tract) – 8,289 SF and Tract B (drainage/utility easement) – 780 SF. The south portion of the site includes a steep slope critical area (approximately 13,690 SF) with slopes greater than 40%. The applicant has provided supporting geotechnical information to reduce the steep slope buffer from 50 feet to 10 feet, plus a 15-foot building setback. The steep slopes would be protected with a Native Growth Protection Easement (NGPE) on the lots. The residential lots would be accessed off SE Croston Lane.

The short plat subdivision will allow a new single family house to be constructed on each lot.

LOCATION: The project is located at approximately 515 SE Croston Lane (south side of street).

SUBAREA: The property is located within the "Olde Town" subarea.

COMPREHENSIVE PLAN DESIGNATION: "Low Density Residential" by the City's Comprehensive Plan's Use Designation Map, as amended June 16, 2014, Ord. 2714.

PARCEL NUMBER: 342406-9016

SITE AREA: 46,985 square feet (1.08 acres)

ZONING: "SF-SL" (Single Family Small Lot)

The Development Services Department conditionally approves the application for the Croston Lane Plat, application SP14-00003. Approval of the application is based on the submittal made on July 14, 2014, and is subject to the following conditions:

SEPA Mitigation Measures:

1. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
2. The outer extent of the steep slope buffer shall be marked in the field with construction fencing to prevent clearing, grading and construction activity from encroaching into the buffer. Fencing shall be installed prior to starting clearing and grading activity.
3. A split rail fence shall be installed at the outer edge of the steep slope buffer to prevent encroachment into the critical area from future residents.
4. Permanent survey markers shall be installed to delineate the boundary of the steep slope buffer from the remaining lot area.
5. The steep slope and buffer area shall be shown on the short plat plans as a Native Growth Protection Easement (NGPE) and the plans shall include text to protect the steep slope critical area in perpetuity.
6. Clearing and grading activity shall be outside the critical root zone of retained trees. Approved tree protection measures shall be in place prior to any other construction or demolition activities. They may be installed in conjunction with limits of clearing and grading delineation.
7. The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

Short Plat Conditions

8. A 10-foot steep slope buffer from the base of the steep slope shall be shown on the plans and included in the Native Growth Protection Easement (NGPE).
9. Tree Preservation: Retention of 30% of the total caliper of significant trees (6 inches caliper d.b.h. and greater) is required. The tree retention is required outside of critical areas and associated buffers. Sheet 4 (Tree Retention Plan) shows trees preserved in the steep slope area, which is required for steep slope areas but is not allowed toward the tree retention requirement. The applicant shall submit a revised Tree Retention Plan demonstrating retention of 30% of the total caliper of significant trees outside the steep slope critical area and buffer. The revised Tree Retention Plan shall be approved prior to issuance of construction permits.
10. Impact and mitigation fees will be due with the issuance of Building Permits for each of the new lots, including 1) Transportation Impact Fee, 2) Schools Impact Fee, 3) Parks Impact Fee, 4) Fire Impact Fee, 5) General Government Mitigation Fee and 6) Police Mitigation Fee and or as amended by the Issaquah Municipal Code.

Recording of the Short Plat:

11. Following expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat with the King County Department of Records and Elections. The Short Plat shall not be deemed formally approved until so filed.
12. The land use file number shall be placed on both mylar sheets. The short plat file number is: SP14-00003.
13. Three copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
14. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
15. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

Construction Drawing Conditions:

16. Show details of water connection at SE Bush, including all fittings. Show blocking.
17. Water main west end must terminate with a blow-off. A fire hydrant must also be installed at the west end, prior to the blow-off. Coordinate exact location with Fire Marshall.
18. Will the houses require 1-inch water meters? One inch water meters require a 1 1/2" service line (Detail W-09). Call out abandon of existing meter on western BLA Lot.
19. Near 8" - 90 degree bend at east end, remove text - 1" water double meter service or move to the correct location on plan.
20. Consider designing as RJ pipe, in order to avoid the need for blocking.
21. Minimum of 10' separation between water and sewer. Water main may not be installed under the planter. See Standard G-06, Standard Typical Locating for Underground Utilities.
22. Existing west lots on Croston with an existing water meter will need to be upgraded with new meters/setters/MXU assembly, located off of new main.
23. Show side sewer connections, and refer/provide appropriate sewer details, per standards.
24. Is there existing sewer and water service lines in the easement shown to serve 500 SE Darst?
25. Grading plans, road sections, utility profiles are required.
26. The street standards of Croston Lane are currently not met. The applicant will be required to dedicate for the street improvements. Street frontage improvements will include widening construction of a 5' wide sidewalk and construction of a 5 foot wide planter between the

street and the sidewalk that will be landscaped with trees and ground cover.

REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 of the Land Use Code authorizes the Development Services Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department.
2. The application was received on July 14, 2014 and a Notice of Complete Application was issued on July 30, 2014.
3. The property is zoned Single Family Small Lot (SF-SL). Single family houses are a permitted land use in this zone. The subject property is currently undeveloped. The applicant desires to subdivide the property into 4 lots which will then allow a single family dwelling on each lot, plus 2 tracts: Tract A (stormwater tract) – 8,289 SF and Tract B (drainage/utility easement) – 780 SF. Development standards required of each lot (including setbacks, lot coverage and building height) will be reviewed at the time of Building Permit application submittals are made.
4. The minimum lot size in the SF-SL zone is 6,000 square feet according to the District Standards Table, IMC 18.07.360. Each of the lots exceed the minimum lot size requirement.
5. A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the project on March 4, 2015. A 21-day comment/appeal period ended on March 25, 2015 and no comments or appeals were received. SEPA mitigation measures are included as project conditions, Conditions 1-7.
6. Review procedures: Review procedures are established under Chapter 18.13.370. The short plat is required to be reviewed under a Level 2 process per IMC 18.04.370, administrative review and with public notice to property owners within 300 feet of the site. The proposal met the public notification requirements (for notice of application and public comment notice) for the Level 2 Short Plat review. A notice of the short plat subdivision including maps of the property was mailed to surrounding property owners within 300 feet of the site on August 29, 2014, and a 2 week comment period was provided ending on September 12, 2014. No correspondence was received from the surrounding property owners.
7. A Certificate of Transportation Concurrency was required and was provided for the short plat subdivision by certificate CON14-00005. The certificate was issued on July 24, 2014. It was determined that the short plat would generate 5.05 PM peak hour trips for the four single family lots created. The proposal is consistent with the requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). No further review for transportation was required for the short plat proposal.
8. The Subdivision Code, stating with Chapter 18.13.020-E (Scope), establishes the Short Plat regulations that apply to land being divided into four or fewer lots and which have not been divided as part of a Short Plat within a period of five years previously. The subject

property has not been subdivided within the last 5 years.

9. Tree retention requirements are required for subdivisions, including short plats, per IMC 18.12.1385. 30% of the total caliper (dbh) of all significant trees in the *developable* site area is required. The tree retention is shown on Sheet 4 of 4. Trees in the Critical Areas steep slope area on the southern portion of the property are protected and those trees in the critical area and the critical area buffer do not count towards the tree caliper requirement for retention. The drawing provided included the entire site and trees within the critical area and buffer and indicates a caliper retention of 59.7%. This percentage is incorrect for what is required to be retained. Additional trees within the developable area may need to be retained or a modification to the tree retention requirements sought.

10. The Short Plat must meet the requirements of IMC 18.13.380 "Design Standards":

- A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: The site contains critical areas of a steep slope at the southeastern portion of the property. This steep slope area will count towards the required minimum lot area, but will be retained in a Native Growth Protection Easement (NGPE). In addition, a NGPE buffer from the toe of the steep slope will be in place.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A soils test was not required for the Croston Lane Short Plat. Soils reports will be required with building permits for the future houses proposed on the site. A geotechnical assessment for subsurface infiltration and slope stability was conducted by Geotech Consultants, Inc.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short subdivision.*

Response: All 4 of the lots will have direct access onto a public street, that being SE Croston lane. The street standards of Croston Lane are currently not met. The applicant will be required to dedicate for the street improvements. The improvements will include construction of a 5' wide sidewalk and construction of a 5 foot wide planter between the street and the sidewalk that will be landscaped with trees and ground cover. Existing PSE power poles in that area will also need to be relocated.

- D. *The minimum land area for each lot shall be no less than the minimum allowed by*

this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located, plus any additional area to be used for access easement and/or private roadway.

Response: The proposed lots are all rectangular sided, 52 feet wide by 167.5 feet in length. There is no minimum lot width. The lots each contain 8,710 square feet and the minimum square footage of the SF-SL zone is 6,000 square feet. The square footage and acreage of the 4 lots and tracts are:

<u>PROPOSED LOTS:</u>	<u>LOT AREA:</u>
• Lot No. 1:	8,710 square feet (0.2 acre)
• Lot No. 2:	8,710 square feet (0.2 acre)
• Lot No. 3:	8,710 square feet (0.2 acre)
• Lot No. 4:	8,710 square feet (0.2 acre)
• Tract A:	8,289 square feet (0.2 acre)
• Tract B:	780 square feet

11. The proposed Short Plat will create 4 lots and 2 tracts as identified on the Short Plat drawings, Exhibits. The 4 lots proposed are currently undeveloped. A house is located on the lot to the west adjusted by Lot Line Adjustment No. LLA14-00003, but is not part of this short plat. Chapter 18.07.360 of the Issaquah Municipal Code contains the development standards by the SF-SL zoning of the property including pervious/impervious surface ratios, building setbacks and building heights. Those development standards will need to be complied with under future Building Permit review. Compliance with setbacks to the Critical Areas regulations will also need to be complied with.
12. The property contains "Critical Areas", including steep slopes in the southeastern portion of the property. Steep slopes are regulated Critical areas regulated by IMC 18.10.580. Steep slopes requires buffers of 50 feet from the top or toes of slopes 40% in grade or steeper plus a building setback of 15 feet from the outer edge of the steep slope buffer. Steep slope buffers may be reduced to a minimum of 10 feet pursuant to a critical areas study including assessment criteria outlines in IMC 18.10.580-3. A geologic assessment of the property was received from Geotech Consultants on July 14, 2014 to analyze infiltration and slope stability and addressing a request to reduce the steep slope buffer from 50 feet to 10 feet. The City conducted a peer review (Amec Foster Wheeler) of the geotechnical reports and concurred with the analysis and recommended steep slope buffer reduction.
13. IMC 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:
 - A. *Adequate water supply when necessary;*
 - B. *Adequate method of sewage disposal;*
 - C. *Provision for appropriate deed, dedications and easements;*

- D. *Storm drainage improvements and storm sewers when necessary;*
- E. *Fire hydrants when necessary;*
- F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*
- G. *Street lights when necessary;*
- H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Summary: The proposal meets the short plat requirements, A – H, as discussed above.

- 14. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare.
- 15. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.
- 16. In accordance to IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant (entered as Exhibit 5). A copy of the recorded plat shall be returned to the Issaquah Permit Center within ten (10) days of recording along with an electronic copy in a format acceptable to the Public Works Department.

EXPIRATION OF LAND USE PERMIT

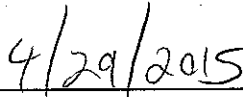
The final decision approving the Short Plat is valid for three years as specified by IMC 18.04.220-D, or as amended by the Land Use Code.

EXHIBIT LIST:

- 1. Short Plat Application and narrative, SP14-00003, received 7-14-2014
- 2. Vicinity Map, received 7-14-2014
- 3. Affidavit of Ownership, received 7-14-2014
- 4. Certificate of Transportation Concurrency, issued 7-24-2014
- 5. Environmental Checklist, received 7-14-2014
- 6. SEPA Determination (MDNS), issued 3-4-2015
- 7. Geotechnical Assessment for Subsurface Infiltration and Slope Stability by Geotech Consultants, Inc. dated 4-8-2013, received 7-14-2014
- 8. Level 1 Drainage Analysis, by Eastside Consultants, Inc., dated 7-14-2014, received 7-14-2014
- 9. Preliminary Road and Grading Plan, sheet 1 of 4, received 7-14-2014
- 10. Preliminary Water and Sewer Plan, sheet 2 of 4, received 7-14-2014
- 11. Preliminary Storm Drainage Plan, sheet 3 of 4, received 7-14-2014
- 12. Preliminary Tree Retention Plan, sheet 4 of 4, received 7-14-2014
- 13. Topography Survey, sheet 1 of 1, received 7-14-2014



Peter Rosen, Environmental Planner
Development Services Department



Date